

BILL NO. R- 93-02-16

ANNEXATION RESOLUTION NO. R- 11-93

A RESOLUTION of the Common Council  
setting forth the policy of the City  
in regard to the North I Annexation.

WHEREAS, the annexation of territory to the City of  
Fort Wayne is a legislative function; and

WHEREAS, the Common Council of the City of Fort  
Wayne is called upon in the preparation of the City  
budget to provide for the furnishing of municipal  
services to the entire City, including newly annexed  
areas; and

WHEREAS, the Common Council of the City of Fort  
Wayne has before it an Ordinance for the annexation of  
the North I Annexation Area, more specifically described  
as follows, to-wit:

SEE EXHIBIT "A," ATTACHED  
HERETO AND MADE A PART  
HEREOF.

BE IT THEREFORE, RESOLVED BY THE COMMON COUNCIL OF  
THE CITY OF FORT WAYNE, INDIANA:

SECTION 1. That in the case of the North I  
Annexation Area, it is the policy of the City of Fort  
Wayne to follow the provisions of Section 1.1 of Chapter  
2 of the Municipal Code of the City of Fort Wayne,  
Indiana of 1974, as amended, with regards to the  
provision of non-capital and capital services to the  
annexation area.

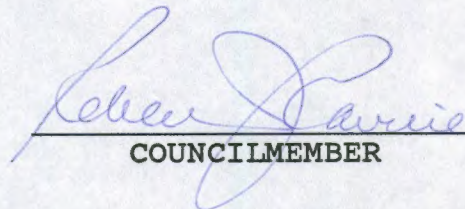
SECTION 2. That it is the policy of the City of  
Fort Wayne to follow the annexation fiscal plan for said  
described territory, as prepared by the Division of  
Community and Economic Development which is incorporated  
herein. Two copies of said plan are on file in the  
office of the Clerk of the City of Fort Wayne and are  
available for public inspection as required by law.

SECTION 3. That said plan sets forth cost estimates  
of the services to be provided, the methods of financing

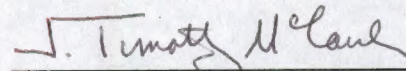


these services, the plan for the organization and extension of these services, delineates the non-capital improvement services to be provided within one (1) year of annexation, the capital improvement services to be provided within three (3) years of annexation, and the plan for hiring employees of other governmental entities whose jobs will be eliminated by this annexation.

SECTION 4. That, after adoption and any and all necessary approval by the Mayor, this Resolution shall be in full force and effect.

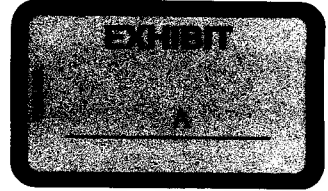
  
COUNCILMEMBER

APPROVED AS TO FORM AND LEGALITY

  
J. TIMOTHY MCCAULAY, CITY ATTORNEY



## NORTH ANNEXATION I



Part of Section 32 and Section 33 in T32N, R12E, 2nd P.M., Perry Civil Township, Allen County, Indiana and part of Section 1, Section 2, Section 3, Section 4, Section 9, Section 10, Section 11, Section 12, Section 15, Section 16 and Section 22 in T31N, R12E, 2nd P.M., Washington Civil Township, Allen County, Indiana, Containing 2775 acres, more or less, and more particularly described as follows:

Beginning at the intersection of the southerly boundary of Northwood Park Addition and the easterly right of way of Coldwater Road (formerly known as State Road No. 327) and also being on the boundary of the Carlisle Place Annexation Area (Ordinance No. X-08-90); thence southerly along the easterly right of way of Coldwater Road and also being on the boundary of the Carlisle Place Annexation Area (Ordinance No. X-08-90) and the boundary of the Stone Point Village Annexation Area (Ordinance No. X-05-80) to the east-west center line of the S 1/2 of Section 12, T31N, R12E, 2nd P.M., Allen County, Indiana and also being on the boundary of the Northrop Village Annexation Area (Ordinance No. X-06-80) thence westerly along the east-west center line of the S 1/2 of said Section 12 to its intersection with the east-west center line of the S 1/2 of Section 11, T31N, R12E, 2nd P.M., Allen County, Indiana; thence westerly along the east-west center line of the S 1/2 of said Section 11, also being on the boundary of the Northrop Village Annexation Area (Ordinance No. X-06-80) and the boundary of the Cambridge Square Amended Annexation Area (Ordinance No. X-08-87) and continuing westerly along the north line of the SW 1/4 of the SE 1/4 of said Section 11 and being on the boundary of the Stone Pointe Industrial Park Annexation Area (Ordinance No. X-04-90) to the west line of the SE 1/4 of said Section 11; thence westerly along the north line of the SE 1/4 of the SW 1/4 of said Section 11 and being on the boundary of the Stone Pointe Industrial Park Annexation Area to the westerly line of the Penn Central Railroad; thence northerly along the westerly line of the Penn Central Railroad, also being on the boundary of the Smith Field Annexation Area (Ordinance No. X-26-69) to the north line of the E 1/2 of the SW 1/4 of said Section 11; thence easterly along the east-west center line of said Section 11, also being on the boundary of the Hearthstone Annexation Area (Ordinance No. X-02-90) to the easterly line of the Penn Central Railroad (New York Central Railroad); thence northerly along easterly line of the Penn Central Railroad (New York Central Railroad) and being on the boundary of the Hearthstone Annexation Area to the southerly right of way of Wallen Road; thence westerly along the southerly right of way of Wallen Road and being on the boundary of the Hearthstone Annexation Area to the northwest corner of Block 'A' in Hearthstone Village - Section I; thence southerly along the westerly boundary of Block 'A', Lot 131, Lot 130 and Lot 129 in Hearthstone Village - Section I and being on the boundary of the

Hearthstone Annexation Area to the northerly boundary of Lot 127, Hearthstone Village - Section I; thence westerly along a line parallel with the north line of the NW 1/4 of Section 11, T31N, R12E, 2nd P.M., Allen County, Indiana also being the northerly boundary of Hearthstone Village - Section I and being on the boundary of the Hearthstone Annexation Area and continuing westerly along the northerly boundary of Millstone Village - Section I and being on the boundary of the Millstone Annexation Area (Ordinance No. X-01-91) to the easterly boundary of Lot 148, Millstone Village - Section I and also being the boundary of Millstone Village - Section I; thence northerly along the easterly boundary of Lot 148 and Block 'E' in Millstone Village - Section I and being on the boundary of the Millstone Annexation Area to the southerly right of way of Wallen Road; thence westerly along the southerly right of way of Wallen Road and being on the boundary of the Millstone Annexation Area to the west line of the NW 1/4 of Section 11, T31N, R12E, 2nd P.M., Allen County, Indiana; thence westerly along the southerly right of way of Wallen Road and being on the boundary of the Millstone Annexation Area a distance of 132.0 feet; thence southerly parallel with the west line of the NW 1/4 of said Section 11 and on the boundary of the Millstone Annexation Area to the northerly boundary of Lot 200 in Millstone Village - Section II; thence westerly along the northerly boundary of Lot 200 and Lot 199 in Millstone Village - Section II and on the boundary of the Millstone Annexation Area a distance of 132.00 feet to the northwest corner of Lot 199, Millstone Village - Section II; thence southerly along the westerly boundary of Millstone Village - Section II and the westerly boundary of Millstone Village - Section I and also being on the boundary of the Millstone Annexation Area to the southwest corner of block 'B' in Millstone Village - Section I; thence easterly along the southerly boundary of block 'B' in Millstone Village - Section I and on the boundary of the Millstone Annexation Area to the west line of the SW 1/4 of Section 11, T31N, R12E, 2nd P.M., Allen County, Indiana; thence southerly along the west line of the SW 1/4 of said Section 11 and also being on the boundary of the Northrop Industrial Park Annexation Area (Ordinance No. X-03-90) and the west line of the SW 1/4 of said Section 11 extended southerly to its intersection with the southerly right of way of Cook Road; thence westerly along the southerly right of way of Cook Road and also being on the boundary of the Smith Field Annexation Area (Ordinance No. X-26-69) and on the boundary of the Airport Professional Annexation Area (Ordinance No. X-07-80) to the easterly right of way of Lima Road (State Road No. 3 - State Highway Project No. S419 for fiscal year 1959 with latest revisions); thence southeasterly along the easterly right of way of Lima Road and on the boundary of the Airport Professional Annexation Area, the Smith Field Annexation Area and the Ludwig Park Annexation Area (Ordinance No. X-01-79) to the southerly

right of way of Washington Center Road; thence westerly along the southerly right of way of Washington Center Road and on the boundary of the Merchandise Place Annexation Area (Ordinance No. X-17-67) and the Lincolndale Annexation Area (Ordinance No. X-07-68) to the easterly line of Conrail's Grand Rapids and Indiana Railroad; thence northerly along the easterly line of Conrail's Grand Rapids and Indiana Railroad and being on the boundary of the Washington Center Road Annexation Area (Ordinance No. X-02-83) to southerly right of way of Ludwig Road; thence westerly along the southerly right of way of Ludwig Road and on the boundary of the Washington Center Road Annexation Area to the westerly line of Conrail's Grand Rapids and Indiana Railroad; thence northerly along the westerly line of Conrail's Grand Rapids and Indiana Railroad and on the boundary of the Cook Road Industrial Annexation Area (Ordinance No. X-02-84) and the boundary of the ITT Aerospace Annexation Area (Ordinance No. X-06-90) to the southerly right of way of Cook Road; thence westerly along the southerly right of way of Cook Road and on the boundary of the ITT Aerospace Annexation Area and the boundary of the Cook Road Industrial Annexation Area to its intersection with the westerly boundary of Liberty Industrial Park extended southerly; thence northerly on the westerly boundary of Liberty Industrial Park extended and the westerly boundary of Liberty Industrial Park to the northerly boundary of Liberty Industrial Park; thence easterly along the northerly boundary of Liberty Industrial Park to the east line of the W 1/2 of the SE 1/4 of Section 9, T31N, R12E, 2nd P.M., Allen County, Indiana; thence northerly along the east line of the W 1/2 of the SE 1/4 of said Section 9 to the east-west center line of said Section 9; thence easterly along the east-west center line of said Section 9 to the westerly line of Conrail's Grand Rapids and Indiana Railroad; thence northerly along the westerly line of Conrail's Grand Rapids and Indiana Railroad to the northerly right of way of Till Road; thence easterly along the northerly right of way of Till Road to the west line of the SE 1/4 of the NW 1/4 of Section 3, T31N, R12E, 2nd P.M., Allen County, Indiana; thence northerly on the west line of the SE 1/4 of the NW 1/4 of said Section 3 to the north line of the SE 1/4 of the NW 1/4 of said Section 3 and also being the north boundary of Dau's Suburban Addition; thence easterly along the north line of the SE 1/4 of the NW 1/4 of said Section 3 and also being the northerly boundary of Dau's Suburban Addition to the westerly right of way of Lima Road (State Road No. 3 - State Highway Project No. S419 for fiscal year 1959 with latest revisions); thence northerly along the westerly right of way of Lima Road to the northerly right of way of Dupont Road; thence easterly along the northerly right of way of Dupont Road to the westerly boundary of Limberlost Acres - Section B extended northerly; thence southerly along the westerly boundary of Limberlost Acres - Section B extended northerly, the westerly boundary of Limberlost Acres - Section B to the southerly

boundary of Limberlost Acres - Section B; thence easterly along the southerly boundary of Limberlost Acres - Section B to the westerly boundary of Fallen Timbers - Section B as established by Lots 40 and 41; thence southerly along the westerly boundary of Fallen Timbers - Section B to the southerly boundary of Fallen Timbers - Section B as established by Lots 38 through 40; thence easterly along the southerly boundary of Fallen Timbers - Section B to its intersection with the westerly boundary of Feichters Subdivision in Section 1 Washington Township thence southerly along the westerly boundary of Feichters Subdivision in Section 1 Washington Township to its intersection with the northerly right of way of Till Road; thence easterly along the northerly right of way of Till Road to its intersection with the easterly right of way of Till Road; thence southerly along the easterly right of way of Till Road to its intersection with the easterly boundary of Lot 1 in Feichters Subdivision in Section 1 Washington Township; thence northeasterly along the easterly boundary of Lot 1 and Lot 2 in Feichters Subdivision in Section 1 Washington Township to its intersection with the westerly right of way of Coldwater Road (formerly State Road 327); thence northeasterly along the westerly right of way of Coldwater Road to its intersection with the center line (Thalweg) of Beckett Run (drain); thence southeasterly, easterly, southeasterly, easterly, northeasterly and southeasterly along the center line (Thalweg) of Beckett Run (drain) to southwest corner of Lot 38 in Woodland Lake - Section III and also being at its intersection with the west line of the E 1/2 of the SE 1/4 of Section 1, T31N, R12E, 2nd P.M., Allen County, Indiana; thence southerly along the west line of the E 1/2 of the SE 1/4 of said Section 1 to the north line of the S 1/2 of the SE 1/4 of said Section 1; thence westerly along the north line of the S 1/2 of the SE 1/4 of said Section 1 a distance of 226.0 feet to a line 1559.00 feet westerly of the east line of the SE 1/4 of said Section 1; thence southerly along a line 1559.00 feet westerly of and parallel with the east line of the SE 1/4 of said Section 1 to the northerly right of way of Wallen Road; thence westerly along the northerly right of way of Wallen Road to its intersection with the westerly right of way of Coldwater Road; thence southwest along the westerly right of way of Coldwater Road to its intersection with the northerly right of way of Farmstead Road in Waterswolde - Section C; thence on the following seven courses along the boundary of Waterswolde - Section C and Waterswolde - Section B (1) northwesterly along the northerly right of way of Farmstead Road to the southeast corner of Lot 52, Waterswolde - Section C, (2) thence northerly along the easterly boundary of Lot 52, Waterswolde - Section C to the northeast corner of Lot 52, Waterswolde - Section C, (3) thence westerly to the northerly corner of Lot 39, Waterswolde - Section B, (4) thence southwest to the westerly corner of Lot 39, Waterswolde - Section B, (5) thence westerly to the northwest corner of John

Walters Park, Waterswolde - Section B, (6) thence southerly 1653.8 feet to the southwest corner of Lot 23, Waterswolde - Section B, and (7) thence easterly to the southeast corner of Lot 14, Waterswolde - Section B; thence continuing westerly to the point of beginning

Read the first time in full and on motion by Ravine, seconded by \_\_\_\_\_, and duly adopted, read the second time by title and referred to the Committee on Regulations (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Common Council Conference Room 128, City-County Building, Fort Wayne, Indiana, on \_\_\_\_\_, the \_\_\_\_\_, day of \_\_\_\_\_, 19\_\_\_\_\_, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., E.S.T.

DATED: 2-9-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Ravine, seconded by \_\_\_\_\_, and duly adopted, placed on its passage. PASSED ~~LOST~~ by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
TOTAL VOTES	8		1	
BRADBURY			✓	
EDMONDS	✓			
GiaQUINTA	✓			
HENRY	✓			
LONG	✓			
LUNSEY	✓			
RAVINE	✓			
SCHMIDT	✓			
TALARICO	✓			

DATED: 3-9-93

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING) ORDINANCE RESOLUTION NO. B-11-93 on the 9th day of March, 1993

ATTEST:

(SEAL)

Sandra E. Kennedy  
SANDRA E. KENNEDY, CITY CLERK

Mark C. GiaQuinta  
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 10th day of March, 1993, at the hour of 11:30 o'clock A. M., E.S.T.

Approved and signed by me this 10th day of March,

1993, at the hour of 11:35 o'clock A. M., E.S.T.

PAUL HELMKE, MAYOR



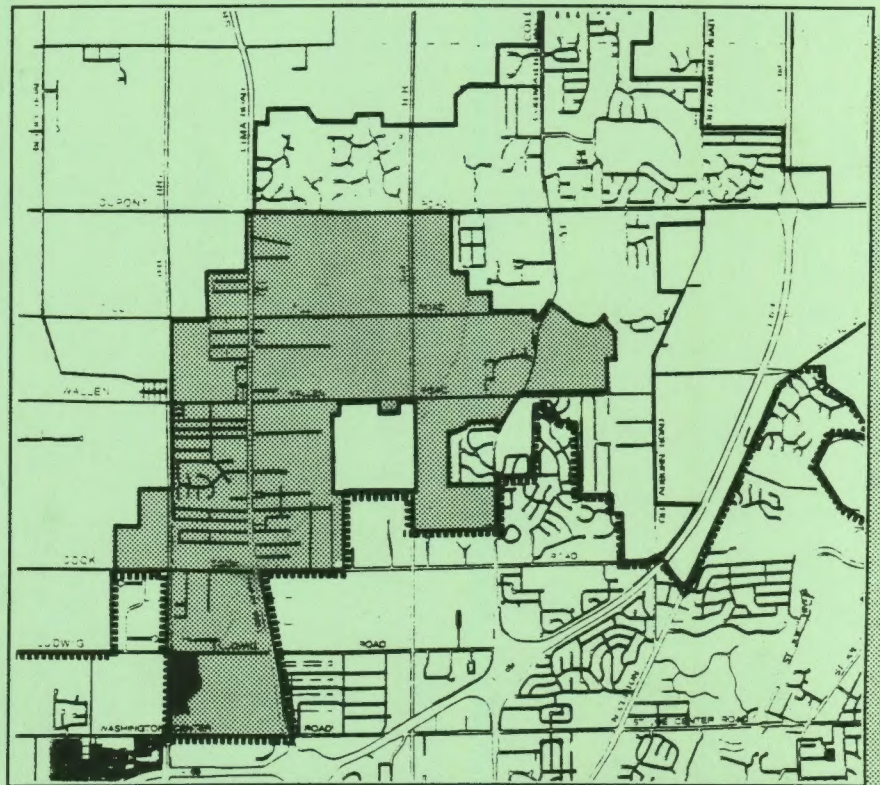
# FISCAL PLAN

CITY OF FORT WAYNE  
PAUL HELMKE, MAYOR

February 1993

North I  
Annexation  
Effective: January 1, 2001

COMMUNITY & ECONOMIC  
**C&ED**  
DEVELOPMENT



**ADMINISTRATION AND POLICY DIRECTION**

**Paul Helmke  
Mayor  
City of Fort Wayne**

**Greg Purcell  
Director  
Division of Community and Economic Development**

**Gary Stair  
Director of Planning**

**Fort Wayne City Plan Commission  
Mel Smith, President  
Yvonne Stam, Vice-President  
Robert Hutner, Secretary  
Charles Layton  
David Ross  
Donald Schmidt  
John Shoaff**

**RESEARCH AND PREPARATION**

**Pamela Holocher, Planner II  
Rick Kunkel, Planner II  
Lisa Minnick, Planner I  
Nancy Townsend, Planner I**

## INTRODUCTION

Since its incorporation in 1840, the City of Fort Wayne has grown through the annexation process. During the late 1800's and the first half of the twentieth century the City was successful in its efforts at keeping the urbanizing areas of the community within the city limits.

As growth accelerated after 1950, several factors thwarted the City's attempts to keep pace with an expanding County population. Random development, with lower density residential neighborhoods, good routes of transportation, greater use of automobiles, and the decentralization of major employment facilities, contributed to the decline of the City's population.

However, during the late 1980's the City developed a new approach to annexation whereby large areas of land were proposed for annexation. This approach has enabled the City to grow at a much faster rate than it had been experiencing in the past utilizing an incremental annexation policy.

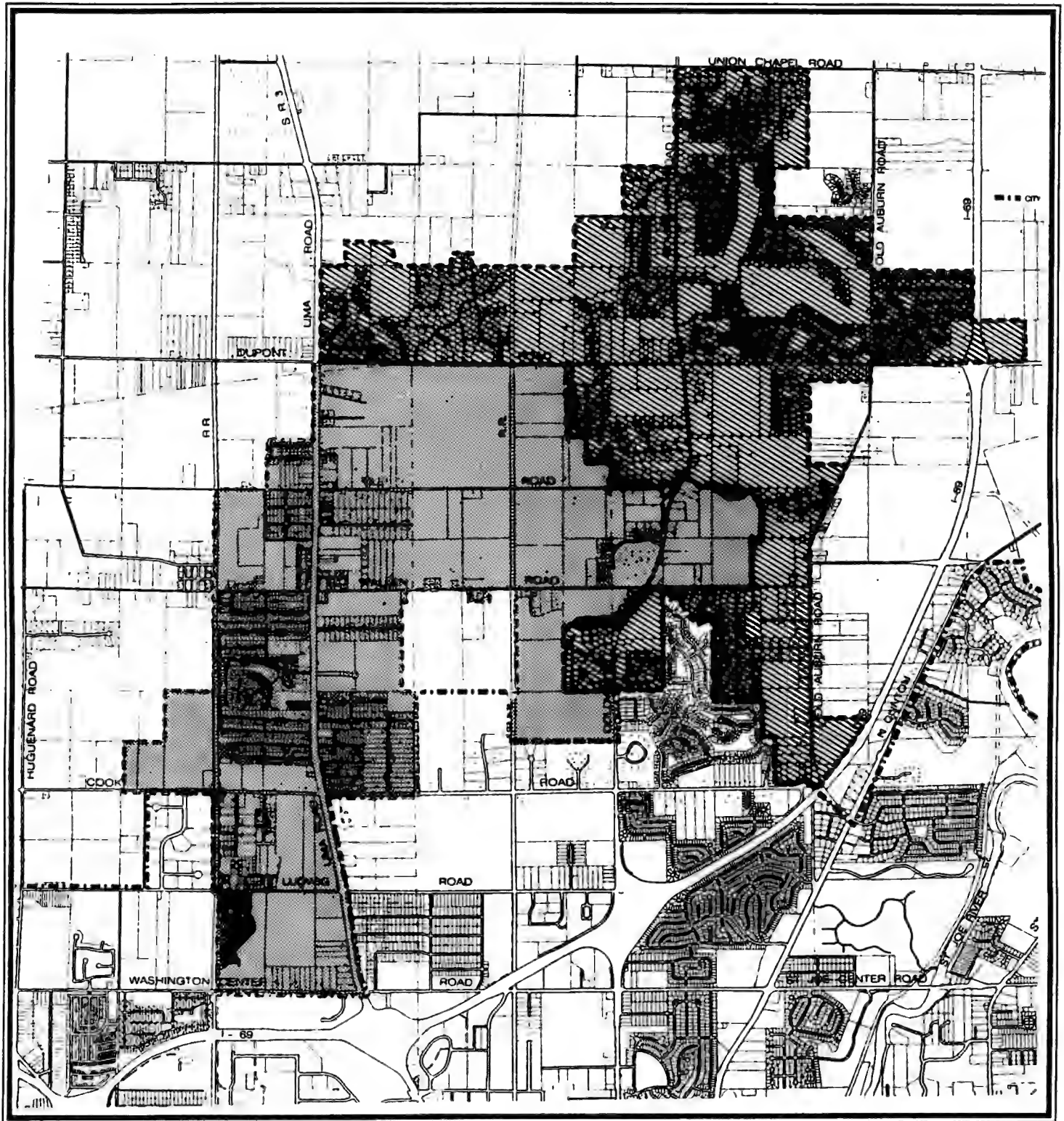
Mayor Helmke pledged to attempt to annex other urban areas in Allen County if this new strategy was successful in the Northeast. As the Northeast Annexation has been approved and Phase I and Phase II of the annexation have been incorporated, the City is proposing to annex other large areas in Allen County. The North I Annexation is the City's second attempt to utilize this new approach. The North II Annexation will be the third attempt at this approach. The area proposed to be annexed north of the City has been divided into two areas so that services can be provided in a planned and efficient manner.

A map of the North I Annexation Area is presented on the following page. Figure I delineates the North I Annexation Area as well as the North II Annexation Area with major boundary streets labeled. Also shown are the proposed dates that each area will be incorporated into the City of Fort Wayne.



Figure 1

## NORTH ANNEXATIONS



**NORTH ANNEXATION I**

Effective: January 1, 2001



**NORTH ANNEXATION II**

Effective: December 31, 2002

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## **SECTION ONE**

### **BASIC DATA**

#### **A. LOCATION**

The area proposed for annexation is located north of the City of Fort Wayne and is generally bounded on the north by Dupont Road, on the east by the west line of the Limberlost Acres Subdivision, Coldwater Road, and the west line of the Waterswolde Subdivision, on the south by City boundaries, except along boundary lines bordering areas known as the Millstone and Hearthstone Annexations, and on the west by the west line of the Liberty Mills Industrial Park, Hanauer Road, the west line Dau's Subdivision, and Lima Road (See Figure 2).

#### **B. SIZE**

The North I Annexation Area contains approximately 2,775 acres.

#### **C. POPULATION**

Block statistics from the U.S. Census of Population and Housing show that 3,129 persons resided in the North I Annexation area in 1990. This population figure was based upon a strict computation of census data using only entire block groups within the area. Any block group which was split by boundary lines was not figured in the above total. Current population, for the annexation area is estimated to be 3,674 persons. This figure was derived by multiplying the current number of households in the area by the persons per unit figure in the 1990 Census of Population and Housing.

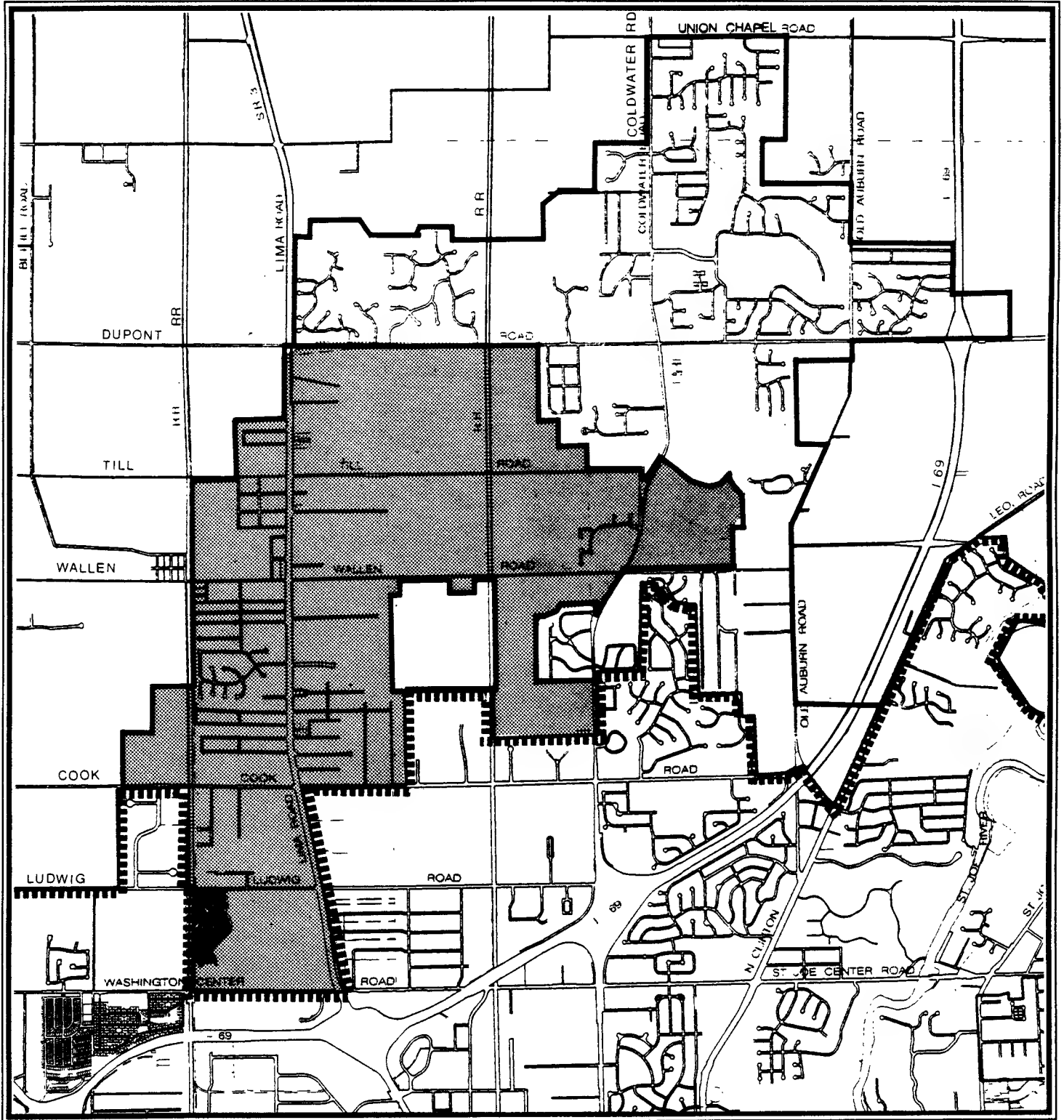
#### **D. BUILDINGS**

Single Family Residences	1,011 structures
Mobile Homes	334 structures
Duplexes	6 structures
Multi-Family Residences	15 structures
Commercial Buildings	66 structures
Institutional Buildings	5 structures
Industrial Buildings	5 structures



Figure 2

# NORTH ANNEXATION I



LOCATION

**E. PATTERNS OF LAND - USE (Approximations)**

	<u>Acres</u>	<u>Percent</u>
Single Family Residential	833	30.0%
Agricultural	755	27.2%
Vacant	390	14.1%
Right-of Way	233	8.5%
Planned Under Construction	152	5.4%
Commercial	132	4.7%
Industrial	116	4.2%
Mobile Homes	72	2.6%
Institutional	34	1.2%
Multi-Family	22	.8%
Park/Common Areas	20	.7%
Utility	12	.4%
Duplexes	4	.2%
Total	2,775	100.0%

**F. ZONING**

The North I Annexation Area currently contains twenty two zoning classifications. Upon annexation, this area will be under the jurisdiction of the City Plan Commission and the zoning classifications will be as follows:

County Zoning Classification

A-1 Agricultural  
A-2 Flood Plain  
RS-1 Suburban Residential  
RSP-1 Suburban Residential Planned  
RSP-2 Planned Two Family Residential  
RS-3 Multiple Family Residential  
RSP-3 Planned Multi Family  
C-1 Limited Commercial  
C-1(P) Limited Commercial Planned  
C-1A(P) Planned Pro & Personal Service  
C-1B(P) Planned Business and Technology  
C-2B Community Shopping Center  
C-2C Metropolitan Shopping Center  
C-2D Regional Shopping Center  
C-3 General Commercial  
C-3(P) Planned General Commercial  
C-4 Roadside Commercial  
C-5 Commercial Interchange  
I-1 Light Industrial  
I-2(P) Planned General Industrial  
I-4 Planned Industrial

City Zoning Classification

RA Residence, District A  
RA Residence, District B  
R1 Single Family Res District  
RA Residence, District A  
R2 Two Family Residential District  
R3 Multiple Family Res District  
R3 Multiple Family Res District  
B1B Limited Business District B  
B1B Limited Business District B  
B1A Limited Business District A  
  
M1 Light Industrial District  
  
B2B Community Shopping Center  
B2C Metropolitan Shopping Ctr  
B2D Regional Shopping Center  
B3B General Business District B  
B3B General Business District B  
B4 Roadside Business  
IA Interchange Access Ctr District  
M1 Light Industrial District  
M2 General Industrial District  
M2 General Industrial District

G. TOPOGRAPHY

The North I annexation area contains several basic soil classifications: Blout Silty Loam (BmA, BmB2), Morley Silty Loam (MrB, MrB2, MrC2, MrE2), Morley Soil (MSC3, MsD3, MsE3) and Pewamo Silty Clay Loam (Pe). It has been determined using U.S. Geological Survey Maps that the area has a nearly level to steep sloping relief.

H. ASSESSMENT

\$ 29,014,110

I. NET TAX RATES (1991 PAYABLE 1992 RATES)

Existing: (Washington PTC)	\$ 5.486313
After Annexation:	\$ 7.772813
Increase:	\$ 2.2865 (41.7 percent increase)
Existing: (Washington)	\$ 5.383832
After Annexation:	\$ 7.772813
Increase:	\$ 2.388981 (44.4 percent increase)

J. COUNCIL DISTRICT

The North I annexation area will be initially assigned to City Council District 3, subject to any later statutorily-required reapportionment.

K. CONTIGUITY

The North I annexation area is over 40 percent contiguous to the City of Fort Wayne.

L. SELECTED AREA(S) WITHIN CORPORATE BOUNDARIES WITH SIMILAR TOPOGRAPHY, PATTERNS OF LAND USE AND POPULATION DENSITY

As the City has uniform service standards throughout its corporate boundaries, all areas of similar topography, patterns of land use and population density receive the same level of service. A representative area within the City comparable in topography, patterns of land use and population density to the North I annexation area is the Lincolndale/Centennial Industrial Park



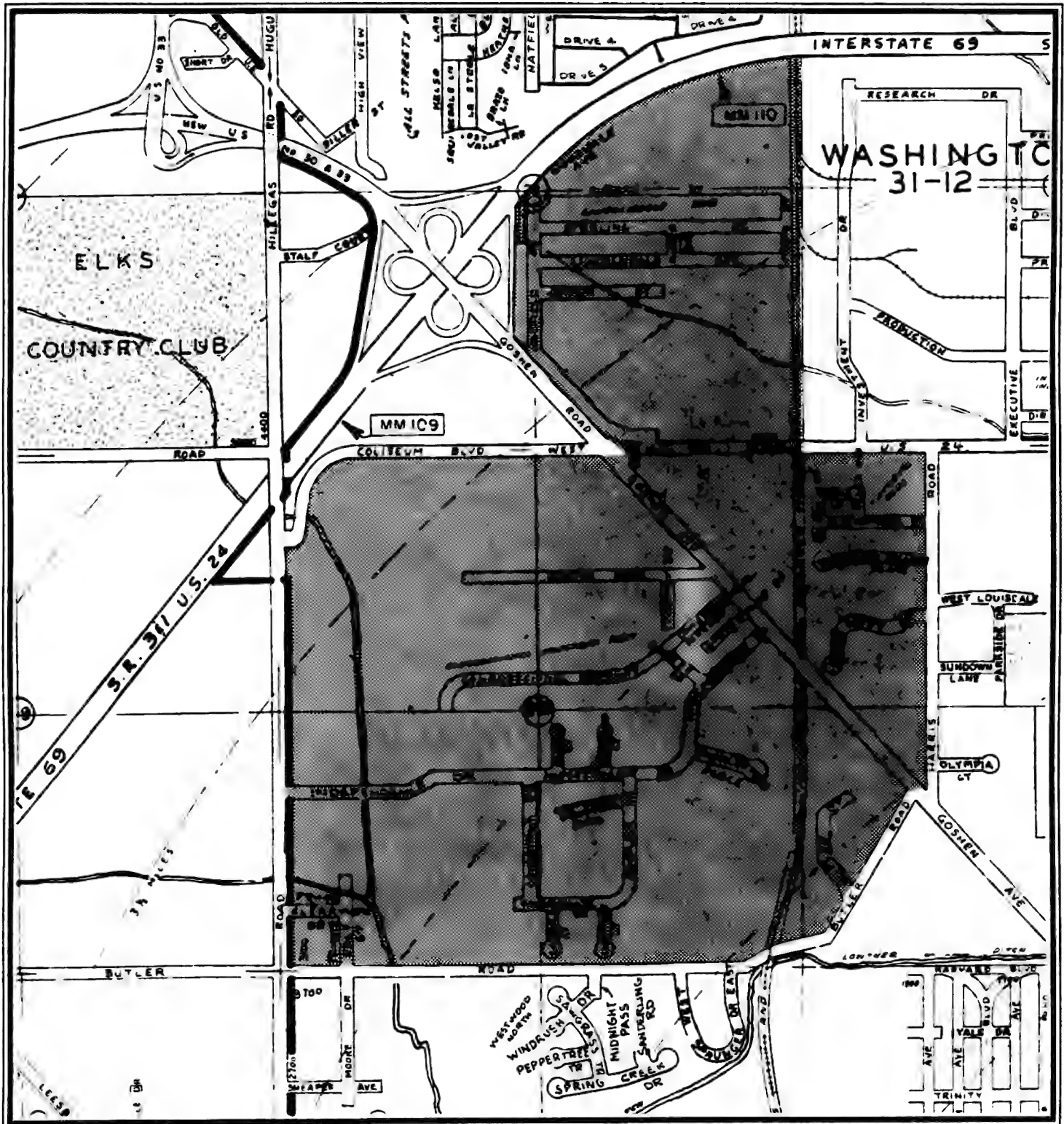
Area (See Figure 3 on page 6 and the Comparison Chart below).

	<u>North I Area</u>	<u>Lincolndale/Centennial Industrial Park Area</u>
Topography:	0% to 25% slope Blout, Morley and Pewamo soils	0% to 25% slope Blout, Morley and Pewamo soils
Patterns of Land Use:	Predominately Residential, Agricultural and Industrial	Predominately Residential, Agricultural and Industrial
Population Density:	1.1 persons per acre	1.4 persons per acre

No area within the City with similar topography, patterns of land use and population density as the North I Annexation is receiving services higher in standard or scope than those services proposed for the North I annexation area.

Figure 3

# LINCOLNDALE / CENTENNIAL INDUSTRIAL PARK AREA



COMPARABLE AREA

## **SECTION TWO**

### **The Comprehensive Annexation Program**

The annexation of the North I area is part of a larger, comprehensive annexation program that was developed in a report prepared by the Department of Community Development and Planning in 1975 and which was subsequently updated in 1976. The Annexation Policy and Program Study was the culmination of a year and a half of extensive study and is used as a policy guide for the City's annexation program. The report recommends that "all urban land contiguous to the City limits should become part of the City" as should "all non-urban land required to complement the annexation of urban land and provide the ability to control and manage urban growth." Because the North I area met this criteria in 1975-1976, the report identified it as part of a larger area (WASH-1) which was recommended for annexation.

Since 1976, fifteen areas targeted for annexation within the (WASH-1) area in the Annexation Policy and Program Study have been annexed. These areas include the Cook Road Annexation, the Oakbrook Park Annexation, the Ludwig Park Annexation, the Wheatridge Annexation, the Stone Pointe Village Annexation, the Northrop Village Annexation, the Airport Professional Annexation, the Orchard Woods Annexation, the Lincoln Village Annexation, the Lincoln Village IV Annexation, the Cook Road North Annexation, the Carlisle Place Annexation, the Cambridge Square Amended Annexation, the Stone Pointe Industrial Park Annexation, and the Northrop Industrial Park Annexation.

## **SECTION THREE - STATE LAW REQUIREMENTS**

### **A. INTRODUCTION**

When pursuing an annexation, a municipality must be sure that the proposed annexation is in accordance with the State Law. The existing statute (IC 36-4-3) provides cities with two options for annexing areas. An annexing city must meet the guidelines of a least one of the options. The two options are:

1. The area must be at least one-eighth contiguous (12.5 percent) to the municipality and it must meet at least one of the following three conditions: (a) have a population density of at least three persons per acre; (b) be zoned for commercial business, or industrial uses; (c) be at least sixty percent subdivided.
2. The boundaries of the annexation area must be at least one-fourth contiguous (25 percent) to the municipality and the area must be needed and can be used by the municipality for its development in the reasonably near future.

In both instances, the municipality must also prepare a written fiscal plan. The fiscal plan must provide cost estimates of the services to be furnished to the annexed territory, together with the methods of financing such services.

The North I Annexation area meets the second option which has been established to determine the validity of annexations. The remainder of the section will be devoted to explaining how the North I Annexation area meets this requirement.

### **B. ONE-FOURTH CONTIGUOUS**

Over 40 percent of the annexation area's boundaries are contiguous to the City of Fort Wayne. Therefore, this annexation easily meets the 25 percent contiguity requirement mandated by State Statute.

As mentioned in the introduction, the second annexation test stipulates that an annexation is valid if the area is at least twenty-five percent contiguous and if it is needed and can be used by the municipality for its development in the reasonably near future. As will be explained, the North I Annexation area meets this requirement and is needed for the following reasons:

1. Economic and Industrial Development;
2. Fort Wayne Growth; and
3. Planning Control.



## 1. Economic and Industrial Development

The City of Fort Wayne has gained a positive national reputation for its ability to promote economic development and job growth. By annexing the North I area, the City of Fort Wayne will benefit in several ways. First, the Redevelopment Commission has been considering the expansion of Summit Industrial Park for some time. However, all of the developable areas which are adjacent to the park are in the County's jurisdiction. As a result, the project has been put on hold. Nevertheless, the Commission is anxious to expand this industrial park since the last lot in Summit Park was recently sold and because the Commission is confident that there is a market for this type of industrial park within the City of Fort Wayne. The annexation of the North I area will allow the Redevelopment Commission to initiate plans to expand Summit Industrial Park, creating additional industrial sites which will attract new industry into the area.

Second, vacant land zoned for industrial use has been rapidly disappearing within Fort Wayne's boundaries. According to Fort Wayne's Vacant Industrial Site Survey 64 industrial sites out of an inventory of 135 sites have been developed since 1986. Many of the remaining sites in the inventory are in out-of-the-way locations or are unsuitable for various reasons. Therefore, the City needs additional vacant land zoned for industrial use to expand its inventory so that it is able to attract all types of businesses into the community. The North I annexation area, having a substantial amount of land which is suitable for industrial development, would help fulfill the City's need for prime vacant industrial land.

Third, one of the most important ingredients in attracting new businesses to Fort Wayne is being able to promote the City. When businesses consider relocating to a community they look at a number of things. One question that many business ask when relocating to another area is whether the community is a progressive community - one that changes with changing socio-economic trends. Implementation of an aggressive annexation policy allows Fort Wayne not only to grow, but to be perceived by other businesses as a progressive community. Therefore, it is important to continue with the implementation of an aggressive annexation policy. The annexation of the North I area allows the City to fulfill this goal.

## 2. Fort Wayne Growth

### Suburban Migration

One of the most serious problems confronting metropolitan areas such as Fort Wayne is finding ways to maintain urban services at acceptable levels in an environment where service costs continue

to rise more rapidly than tax revenues. Inflationary pressures push up the cost of providing services, while suburban migration reduces the City's tax base. While everyone in the metropolitan area benefits from a healthy central city and its facilities and services, not everyone bears an equitable share of the cost.

Since the early 1950's Fort Wayne has had an aggressive annexation policy. The City's annexation policy has kept its population relatively stagnant as a considerable amount of suburban migration has occurred over the years. The U.S. Census reported a 1970, Fort Wayne population of 177,671, while the City's 1990, population is over 173,072 persons. Had the City not annexed the 21,122 persons it did between the years 1970 and 1990 the City's population and tax base would have dropped substantially.

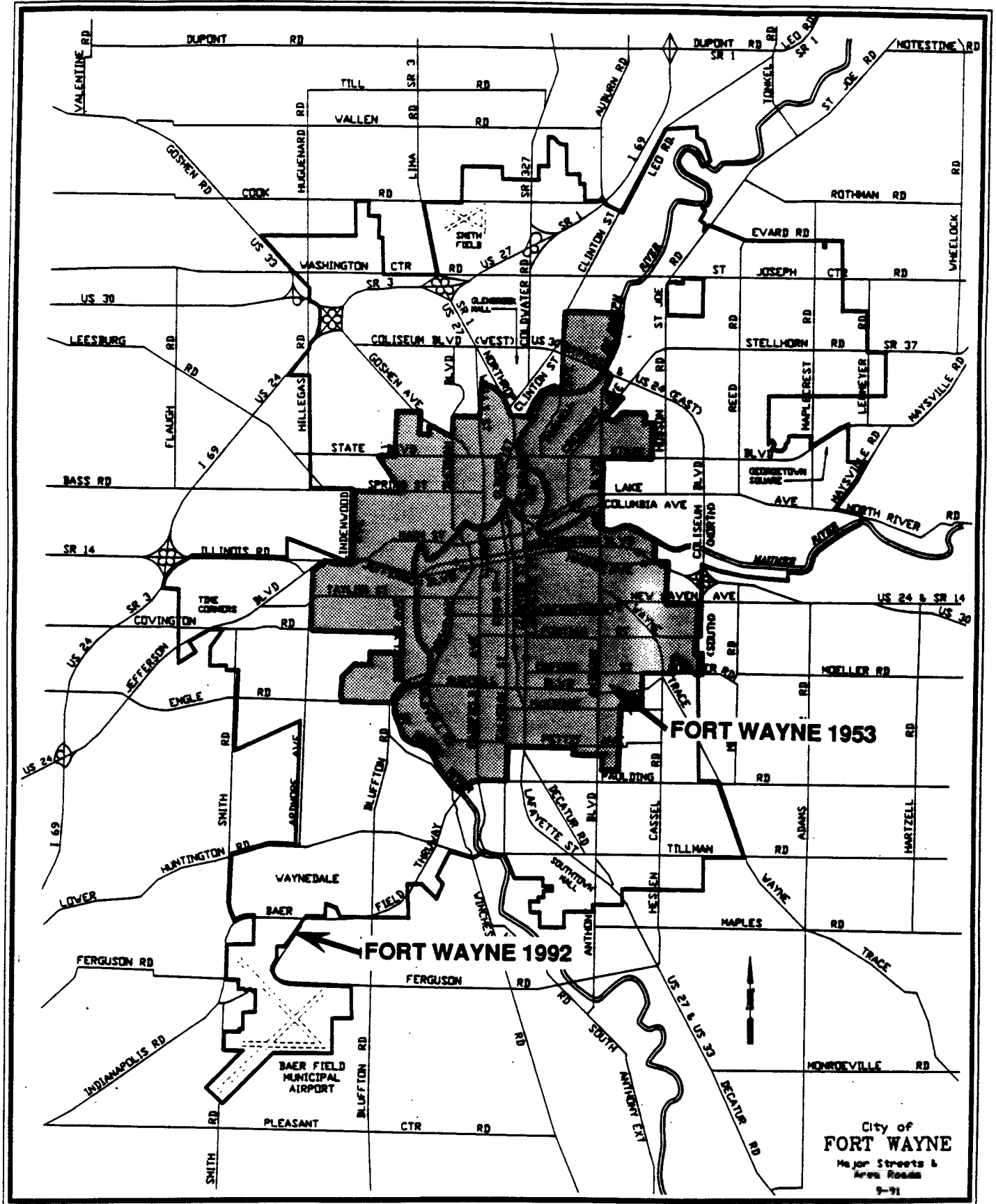
While the City's aggressive annexation policy has kept the population relatively static over the past two decades, the physical size of the City has increased dramatically. In 1950, the City contained 18.57 square miles, in 1970, 46.2 square miles and in 1990, 65.27 square miles. As the size has increased the population density has greatly decreased. In 1950, there were 7,195 persons per square mile, while in 1990, there were 2,644 persons per square mile. Although, annexation has kept the tax base relatively static over the past twenty years, the decreased population density has increased the cost to provide urban services in an equitable manner to all areas within City boundaries.

If Fort Wayne had not annexed any territory since 1953, the City would have lost 43,557 persons or 32.4 percent of its population. It is easy to imagine how difficult it would be for the City to provide services to the poorest sector of the community with this deteriorated tax base (See Figure 4). It is also obvious to see why the City needs to continue to implement an aggressive annexation policy if it desires to remain a healthy community.

The 1990 census also points out those metropolitan communities in the nation that have fared well since the last census and those which have not. According to David Rusk, an expert on cities who authored "Cities without Suburbs," of the 200 largest metropolitan areas, approximately two thirds have the same characteristics - poor minority populations living in the core of inner cities with suburban white suburbs surrounding those areas, the number of jobs declining in the central cities and increasing in suburban areas, and city incomes dropping and suburban incomes increasing. Of the sixty metropolitan areas in the country that have significantly lower levels of economic and racial disparity, most are cities

Figure 4

# **CITY OF FORT WAYNE GROWTH SINCE 1953**



without suburbs - cities that have aggressively annexed emerging suburbs. In these cities, most of the metropolitan population resides in the corporate boundaries, and pay taxes to the city. The incomes of these residents are 113 percent of those of the urbanites. Unless metropolitan areas can share the tax burden which maintains their cities - cities such as Fort Wayne will begin or continue to deteriorate.

Compounding the problems created by the migration of significant numbers of the population to the suburbs is the fact that the City is shouldering a disproportionate share of the metropolitan area's social problems. This fact is clearly shown in Table 1 on page 15. For example, the City with 58 percent of the County's population in 1990, had 83 percent of all families in Allen County with incomes less than poverty level. In addition, 82 percent of all Allen County elderly persons resided in the City in 1990.

### Tax Equity

Evidence suggests that not only do city residents pay higher taxes because they support disproportionate numbers of the economically disadvantaged, but they pay higher taxes because they are also subsidizing a large segment of the suburban population. The situation that prevails is not only unfair to city residents but is detrimental to the City as a whole. Money that is spent on services used by non-City residents could be spent improving Fort Wayne's infrastructure, facilities, or amenities.

Although it is difficult to document the exact extent of the subsidization taking place, it is clear that every day large numbers of suburban residents consume significant quantities of police, fire, park, animal control and street services from the City of Fort Wayne while not paying their fair share. For example, a random examination of the traffic accident reports prepared by the Fort Wayne Police Department for the month of December, 1991, shows that the department responded to 839 accidents within the City. Out of these 839 accidents, 285 involved non-City residents. Thus, thirty-four percent of the accident runs made by the Fort Wayne Police Department in this month were made to assist persons not living in the City of Fort Wayne, nor paying taxes to support the police department. It is worth noting that the budget of the Police Department is comprised primarily of funds received from the City's General Fund. City residents pay \$1.49 per every \$100 of assessed property valuation for this fund, whereas residents of the unincorporated portion of the county do not contribute to this fund unless they also own property within the corporate boundaries of the City.



TABLE 1  
FORT WAYNE/ALLEN COUNTY  
SOCIOECONOMIC CHARACTERISTICS

FORT WAYNE	ALLEN COUNTY (excluding F.W.)	TOTAL ALLEN COUNTY
POPULATION		
1970 177,671 (63.4%)	102,784 (36.6%)	280,455
1980 172,196 (58.5%)	122,139 (41.5%)	294,335
1990 173,072 (57.5%)	127,764 (42.5%)	300,836
ELDERLY POPULATION (65+)		
1970 18,240 (76.4%)	5,634 (23.6%)	23,874
1980 20,479 (72.9%)	7,595 (27.1%)	28,074
1990 23,031 (82.2%)	11,033 (32.3%)	34,124
MEDIAN FAMILY INCOME		
1970 \$10,401	\$12,627	
1980 \$19,580	\$25,777	\$22,160
1990 \$31,981		\$37,866
FAMILIES WITH FEMALE HEAD OF HOUSEHOLD		
1970 5,201 (81.8%)	1,154 (18.2%)	6,355
1980 11,802 (81.6%)	2,655 (18.4%)	14,457
1990 23,993 (77.6%)	6,943 (22.4%)	30,936
FAMILIES WITH INCOMES LESS THAN POVERTY LEVEL		
1970 2,750 (76.8%)	833 (23.2%)	3,583
1980 3,756 (78.7%)	1,019 (21.3%)	4,775
1990 3,662 (82.5%)	778 (17.5%)	4,440

Source: General and Economic Characteristics, Indiana (1970),  
Bureau of the Census.

Census of Population and Housing, Indiana (1980),  
U. S. Bureau of the Census.

Census of Population and Housing, Indiana (1990),  
U. S. Bureau of the Census.

The fact that suburban residents utilize such a large amount of the City's police service may surprise some people, particularly those residents who claim they never use City services. On the other hand, these same people may argue that City residents utilize county services without paying their fair share. However, City residents do pay county taxes which help support all county services and facilities.

Such subsidization of residents living in non-incorporated areas by their less affluent City neighbors is not confined to the Police Department only. Fort Wayne's Department of Animal Control has handled domestic animals owned by persons living outside the City's corporate boundaries for a number of years. Over the past three years the number of animals handled by the City's shelter that originated outside its corporate boundaries has been consistently between eighteen and twenty-two percent of the total domestic animals handled by the shelter. The department not only cares for stray animals delivered by citizens outside the city limits, but for animals delivered by the Allen County Animal Control Officer. It also handles all reported cases of rabies in unincorporated areas of the county. In 1991 the Department of Animal Control handled 1,463 animals from non-Fort Wayne areas.

In 1991 it cost the City approximately \$98,000 annually to provide animal control services to residents outside the City. Although the County contracts with the City to provide these services, the contract amount is not close to the amount it costs the City to provide these services. The County paid the City \$30,000 in 1991 to provide animal control services. In addition, city residents pay twice for this service, once as city residents and once as county residents.

Fort Wayne with its various park and recreational facilities and special activities such as basketball courts, baseball diamonds, tennis courts, playground facilities, concerts, and rose walks attracts people from all over Allen County. However, only City residents pay the tax of .3673 cents per every \$100 of assessed valuation so that everyone can continue to enjoy the City's park system. Until recently, out-of-City residents paid no extra charge for participating in any park activities.

The obvious dilemma faced by the City is how to charge non-City residents for their use of City services. Various departments within City government have begun investigating ways to charge county residents in non-incorporated areas for the services that they use. But, the City is still a long way from developing a system whereby residents in unincorporated areas are paying their fair share.

### 3. Planning Control

The North I Annexation area is also needed by Fort Wayne so that it will have planning and zoning control over the area. This is important because the City, being an urban area, has planning and zoning standards which are more attuned to urban areas which are adjacent to the City. On the other hand, the County, which has large amounts of agricultural land, has standards which are more attuned to a rural lifestyle.

It makes sense to have distinct standards for urban and rural uses. What does not make sense is to allow areas which are within the urban service area of Fort Wayne, as stated in the Comprehensive Plan, and are prime targets for annexation to be regulated by standards which do not mesh well with the City's zoning and subdivision regulations.

### C. CONCLUSION

The North I Annexation area should be annexed into Fort Wayne because it meets the annexation tests which have been established by the State Legislature. The annexation area is more than 25 percent contiguous to the City and is needed and can be used by the City for its growth and development in the reasonably near future.

## SECTION FOUR

### MUNICIPAL SERVICES

This section of the Fiscal Plan projects costs and methods of financing municipal services for the North I Annexation area. How and when the City plans to extend non-capital services and capital improvements is also outlined in the following pages. The following section demonstrates how the City will satisfy the requirements of Indiana State Law in provision of services and financing of same in an equitable manner.

The municipal services described in this section are analyzed according to the needs of the North I Annexation area, the costs of providing services, and funding sources. It should be noted that the costs of providing municipal services have been rounded off to the nearest dollar and are calculated at today's dollar value. In addition, costs to provide municipal services to the North I Annexation area will be inflated in the Financial Summary Section, which follows this section.

As required by State Law the annexation area will receive planned services of non-capital nature in a manner equivalent in standard and scope to those non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density. In addition, the annexation area will receive services of a capital improvement nature in the same manner as those services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density.

All services both of a non-capital nature and of a capital improvement nature described in subsequent subsections of the Municipal Services Section will be provided to the North I Annexation area in a manner equivalent in standard and scope to those capital and non-capital services provided to areas within the corporate boundaries that have similar topography, patterns of land use, and population density, including but not limited to the Lincolndale/Centennial Industrial Park Area.

#### A. POLICE

The services provided by the Fort Wayne Police Department include the prevention of crime, the detection and apprehension of criminal offenders, assistance for those who cannot care for themselves or who are in danger of physical harm, resolution of day-to-day conflicts among family, friends, neighbors, and the creation and maintenance of a feeling of security in the community. The Police Department is involved in legal work, such as participation in court proceedings and the protection of constitutional rights. It is also responsible for the control of traffic and the promotion and preservation of civil order.

The North I annexation area will be designated as a separate police district based upon population, size and geographic area. The Police Department has projected the number of police officers needed to protect the North I Annexation area. Statistics, including the number of calls for service and the average response times, were obtained from the Communications Department's Computer Aided Dispatch System (CAD) to project service needs and costs in the proposed annexation area.

It has been estimated that there will be 802 calls for service in the proposed annexation area annually. As a result, the Police Department has determined that six additional personnel, five patrol officers and one supervisor, will be needed to make the additional 802 service calls which are estimated to occur in this area. The five new officers will cost approximately \$192,305 annually. The supervisor's salary with benefits is approximately \$39,934. There will also be an annual cost of \$5,000 for uniforms for the five sworn officers. In addition, a fully equipped vehicle will need to be purchased at a cost of approximately \$14,000. Gas, maintenance and supplies for the vehicle will cost approximately \$9,260 a year.

Based upon the Police Department's time and mileage assessment of the annexation area the department has determined that a sub-station will be needed subsequent to the annexation of the North I area. The tentative location of this sub-station is at existing Fire Station #13 at Coliseum Boulevard and Parnell Avenue. The Fire Department plans to vacate this station sometime in the future and relocate to a new station further north. If the Department remodels a portion of existing Fire Station #13, the cost for the sub-station renovation will amount to approximately \$10,000.

Funding for police services in the annexation area will come from the Civil City Budget of the Police Department which is derived primarily from local property taxes through the General Fund.

CAPITAL COSTS:	\$ 24,000
ESTIMATED ANNUAL OPERATING COSTS:	\$246,499

#### B. FIRE PROTECTION

The Fort Wayne Fire Department will be responsible for providing fire protection services to the North I Annexation area immediately upon annexation. The services provided include fire protection and suppression, emergency rescue, fire prevention and fire inspection, EMS support response on life hazards, hydrant maintenance, and public education.

The department operates primarily on a hydrant dependant system for the supply of water. City Utilities will install



hydrants at critical locations in the North I Annexation area where water lines are available prior to its annexation. These hydrants will be placed at distances not to exceed 700 feet from one another, which is City standard. (See Municipal Service Section I. Fire Hydrants for costs of fire hydrants to be located in the area.)

Primary response for fire protection in the North I Annexation area will come from a new station proposed along Lima Road. This new station is scheduled to be built by 1995 and will serve the northwest area of the City. Although, the cost for the station and equipment will be substantial, it is anticipated that the station and equipment will be paid for prior to the annexation of the North I area. Twelve additional fire fighters and a Class A pumper/tanker will be located at this new station. Since the North I Annexation area will comprise approximately 50 percent of the new station's service area, it will proportionately share in the operating costs of the station. Therefore, the North I area will incur approximately \$249,000 annually for operating costs for the proposed Lima Road Station.

It has been determined by the Fort Wayne Fire Department that one new fire inspector will be needed as a result of the North I Annexation. The fire inspector and a vehicle will cost approximately \$47,000 annually. This cost will be shared with other areas already in the City. Since, the North I Annexation area will comprise approximately 50 percent of the new fire inspector's service area, the cost for the new inspector will be shared by the North I annexation area and other areas in the City. After the North II area is incorporated, December 31, 2002, the North II area will also share in the cost for this inspector.

CAPITAL COSTS: \$0  
ESTIMATED ANNUAL OPERATING COSTS: \$272,500

C. EMERGENCY MEDICAL SERVICE (EMS)

At the present time, Three Rivers Ambulance Authority is the only provider of ambulance service to City residents. Residents in the North I Annexation area will receive full advanced life support ambulance service immediately upon annexation. Residents of this area are not guaranteed availability of this advanced life support ambulance service until annexation has occurred or the Washington Township Trustee enters into a system participation agreement with the Three Rivers Ambulance Authority (upon annexation this agreement is not necessary).

Using service run records over the past several years, as many as six EMS ambulances will be stationed at different locations throughout the community. Upon receiving a request for service from the annexation area, the ambulance closest to the area will be dispatched to the annexation area. In addition, for some

emergencies such as heart attacks, the Fort Wayne Fire Department will provide extra assistance. Primary assistance will come from the proposed Lima Road Station. The Fire Department trains a number of its personnel so that each fire station has an emergency medical technician. Therefore, if needed, fire fighters are able to administer medical treatment to residents before the ambulance arrives.

The method of financing Emergency Medical Services is based on user fees. The current charges for ambulance service are shown below:

1. \$120 plus \$5 per loaded mile for non-emergency transfer scheduled 24 hours in advance.
2. \$170 plus \$5 per loaded mile for non-scheduled non-emergency transfers.
3. \$380 plus \$7.50 per loaded mile for all emergencies for City and non-City plus \$30 fee for emergency response.

This method of financing permits service to be extended to the annexation area with its existing budget, while no additional manpower or equipment will be needed to service the annexation area.

CAPITAL COST:	\$	0
ESTIMATED ANNUAL COST	\$	0

#### D. SOLID WASTE DISPOSAL

Upon annexation, Fort Wayne will provide residential garbage collection to the North I Annexation area in the same manner as it provides garbage collection to comparable areas within the City. The City currently contracts with Waste Management of Fort Wayne to supply this service.

On November 24, 1992, City Council approved a garbage user fee ordinance which became effective January 1, 1993. The \$5.00 per month user fee could increase after the current contract with Waste Management expires in December of 1994. The fee could also change if City Council elects to change the garbage collection policy to a pay per bag system. The current user fee should pay for what the City will spend to have its trash picked up and disposed of in the landfill. Therefore, it is anticipated that solid waste collection be entirely funded by user fees and the City should not have to utilize any tax revenues to provide the service.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COST:	\$0

#### E. TRAFFIC CONTROL

The City's Traffic Engineering Department will assume responsibility for traffic control in the annexation area

immediately after the effective date of annexation. Some of the services that can be provided by the department are surveys and investigations of traffic conditions and problems. The department also provides installation and maintenance of traffic control devices such as stop lights and control signs.

The Traffic Engineering Department will not require any additional employees to serve the North I Annexation area. Capital and labor costs will be \$1,272 for the installation of 19 new street signs in the area. Table 2 below details these costs.

TABLE 2

<u>Type</u>	<u>Size</u>	<u>Number Required</u>	<u>Cost</u>	<u>Total Cost</u>
Street Name	30"X 6"	19	\$ 36.70	\$ 697.30
<u>Posts</u>	12' 2lb.	19	11.80	224.20
<u>Labor</u>			350.55	<u>350.55</u>
TOTAL COSTS				\$1,272.05

There will also be an annual cost of \$3,384 for the painting of 50,500 feet of center line and edge line along streets within the annexation area. Funding sources for these services will be from property taxes and Motor Vehicle Highway (MVH) funds.

CAPITAL COST: \$ 1,272  
ESTIMATED ANNUAL COST: \$ 3,384

#### F. STREETS AND ROADS

The incorporation of the North I Annexation area will add 24.23 miles of streets to the City street system. Of this total, there are 12.54 miles of residential streets and 11.69 miles of arterial roads. There are 6.03 miles of residential streets in poor condition, of which .43 miles are gravel, 4.84 miles of residential streets in fair condition and 1.67 miles of residential streets in good condition. Of the total arterial roads, 2.29 miles are gravel and in poor condition, .47 miles are in fair condition and 8.93 miles are in good condition.

The Fort Wayne Street Department will be responsible for the general maintenance of all streets in the proposed annexation area immediately upon the effective date of annexation. General maintenance includes snow and ice removal as well as berm work. Leaf removal, street sweeping and grass mowing are all under the

auspices of the Street Department. The Street Engineering Department will provide engineering services and construction supervision for all streets, alleys and sidewalks that will be constructed within the annexation area. The provision of these services to the annexation area will require three additional persons. The three additional street maintenance employees will cost a total of \$86,312 annually. In addition, the Department will need one, one-ton truck with a snow plow, one single axle dump truck with an underblade and snow plow, one front end loader, and one mowing tractor with attachments. The cost for the one-ton truck will amount to \$14,000, for the single axle truck, \$55,000, for the front end loader, \$75,000, and for the mowing tractor, \$15,000. This total equipment cost of \$159,000 can be extended over a five year period if the trucks are purchased through a lease agreement.

The cost incurred by the City for gas, repairs and maintenance and miscellaneous supplies for the new street equipment is estimated to cost \$41,623 per year. The funding source for street maintenance is the Street Department budget which is made up of funds from the Motor Vehicle Highway (MVH) Program. The Street Engineering Department funds come from the MVH, and Local Arterial Roads and Streets (LRS) Programs.

It has been determined by the Street Department that a North Central Maintenance area will be needed as a result of this annexation. It is anticipated that a 10,000 square foot building will cost \$50,000 and land for the building and accompanying storage areas will amount to \$20,000. This sub station will be utilized by the entire northern sector of the City. Since the North I area makes up ten percent of the total area that the sub station will serve, ten percent of the costs will be attributed to this annexation. Financing for the purchase of the building and land could be extended over a nine year period at an interest rate of 9 percent.

CAPITAL COST:	\$166,000
ESTIMATED ANNUAL COST:	\$127,935

#### G. PARKS AND RECREATION

Residents of the proposed annexation area will have access to city park facilities such as swimming pools, baseball diamonds, picnic facilities, golf courses, indoor and outdoor skating facilities, etc. Once the North I area is annexed the Park Department will consider acquiring and developing a park site in the northern sector of the City. The Park Department will pursue various funding options for acquisition and development through sources such as General Obligation bonds, Park Foundation, etc. This park, if developed would serve the entire northern Fort Wayne community as well as those people in the North I Annexation area.

Children and youth in the proposed annexation area would be provided with a summer recreation program. This program would provide a variety of wholesome recreational opportunities for boys and girls, pre-school through middle school age, at various sites throughout the area for an eight week period during the summer. Estimated costs to provide this service to the annexed area would amount to \$4,000 per year.

The Fort Wayne Parks and Recreation Department will trim and prune trees within public rights-of-ways per the Comprehensive Tree Maintenance Program within the proposed North I annexation area. The department will also be responsible for any tree removal or treatment that poses a public safety hazard. Based upon an estimated number of trees within public right-of-ways in the proposed annexation area, the cost to provide street tree maintenance amounts to \$6,499 per year.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$10,499

#### H. WATER

The Fort Wayne Water Utility is presently serving various portions of the North I Annexation area. If requested, the Utility has the capacity and the capability to provide sufficient volumes of water to the portions of the annexation area not presently receiving water service or areas being serviced by another utility company. The extension of water services to individual developments will be considered once the property owners in the area petition for such service through the Board of Works. This procedure is the same as that being used by areas within the City. The property owners in the area must also finance the cost of the installation on either a cash basis, or with a mechanism similar to Barrett Bonding. The bonding procedure permits property owners to spread their payments for the installation costs over a ten year period. Also, when the area is annexed into the City, the property owners who are using the Fort Wayne Utility System will no longer have to pay the out-of-City surcharge.

It should be noted that a large portion of the proposed annexation area is being served by a private water utility company, Utility Center. Water services of equal standard, scope and quality to those that are being provided to comparable areas within the City will be provided to the annexation area within three years of the effective date of annexation. The source of revenue for providing this service will be user fees.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0



## **I. FIRE HYDRANTS**

The City of Fort Wayne pays the Fort Wayne Water Utility \$221.26 annually for each hydrant located within the City. The money the City will pay the Water Utility for hydrant maintenance will be taken from the General Fund.

Currently the North I Annexation area contains 97 fire hydrants, 15 of which are currently owned by City Utilities and 82 of which are owned by Utility Center. As a result, the City will pay the Water Utility \$21,462 a year after the area is annexed into the City.

The Fort Wayne Water Utility has also determined that 39 additional hydrants be constructed the first year after annexation and an additional 31 be constructed within three years of the effective date of annexation. These hydrants will be installed at a cost of \$1,700 per hydrant and their cost will be paid for from the City Utility Budget. Therefore, no money will come from property tax dollars for the construction of these hydrants. However, the City will pay the Water Utility \$8,629 the first year after annexation and an additional \$6,859 the third year after annexation for maintenance of these new hydrants.

CAPITAL COST:	\$ 0
ESTIMATED ANNUAL COST:	\$30,091
(the first year)	
ESTIMATED ANNUAL COST:	\$ 6,859
(the third year on)	

## **J. SANITARY SEWERS**

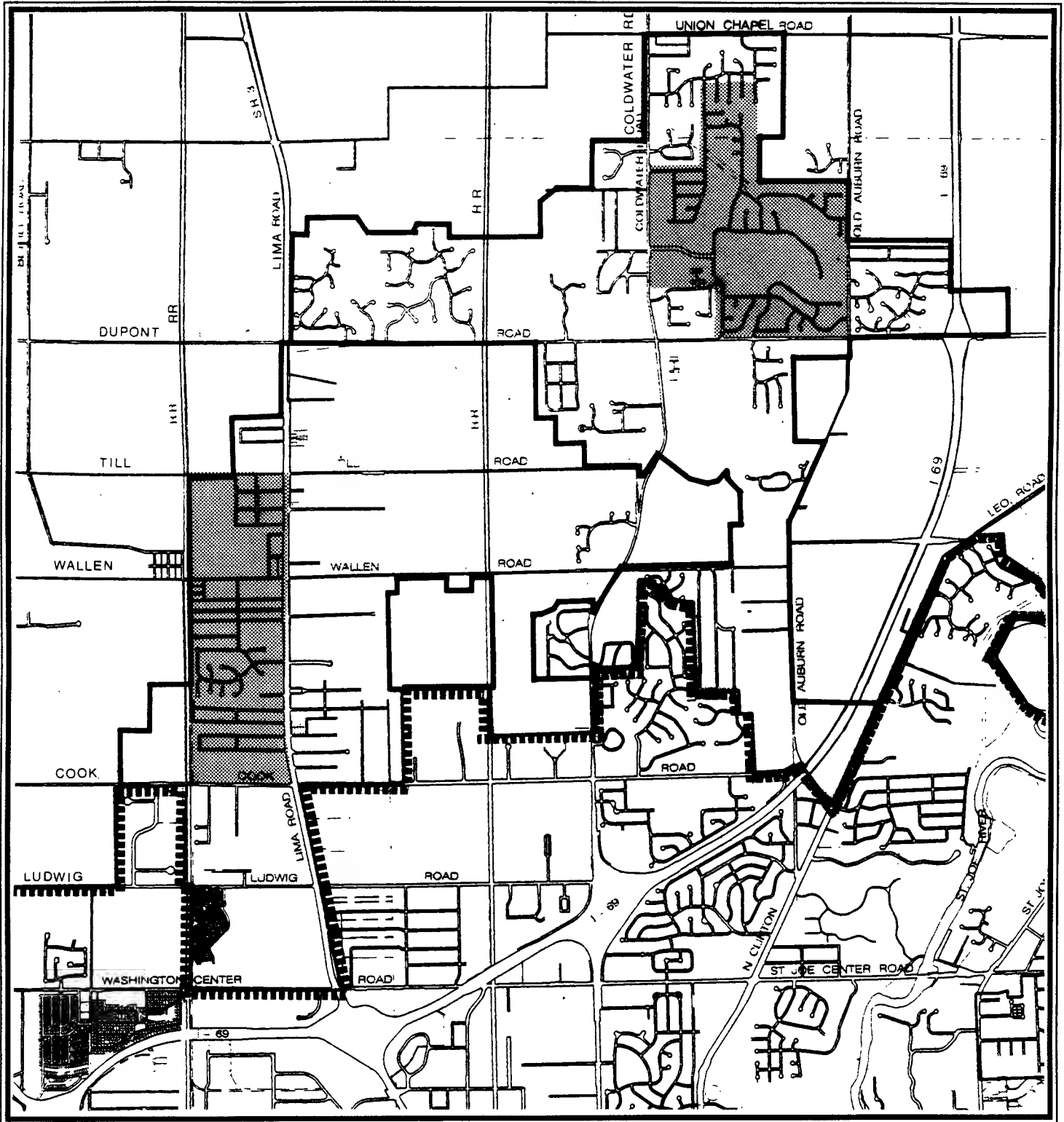
Presently, the Fort Wayne Department of Water Pollution Control (WPC) provides sanitary sewers to various portions of the North I Annexation area. A portion of the area is being served by a private utility company, Utility Center. The Indiana Utility Regulatory Commission (IURC) has issued Utility Center a Certificate of Territorial Authority (CTA) within the proposed annexation area (See Figure 5). As a result, Utility Center has exclusive jurisdiction within this defined CTA.

The Fort Wayne Department of Water Pollution Control will provide engineering services as needed for additional sanitary sewers. If additional sanitary sewer service is desired, the City's Water Pollution Control Department has the capability to provide this service. However, residents will first have to petition to the Board of Public Works. Residents will also have to pay for such a service. Upon annexation, residents will be able to take advantage of the Barrett Bonding process which permits residents to make long-term, low interest payments for their sewers.

CAPITAL COST:	\$0
ESTIMATED ANNUAL COST:	\$0

Figure 5

# NORTH ANNEXATION I



UTILITY CENTER C.T.A.

K. STORM SEWERS

Upon annexation, the Fort Wayne Department of Water Pollution Control will consider storm sewer installation upon petition by property owners. The City will provide engineering services for such a project. Certain storm drainage improvements may be funded from the City's Storm Water Utility. Emergency and routine maintenance of public drainage systems which are up to City standards will be the responsibility of the City's Sewer Maintenance Department after annexation. Operating and maintenance costs are anticipated to amount to approximately \$88,000 annually. The source of revenue City Utilities utilizes for providing these services will be user fees.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$ 0

L. STREET LIGHTING

It is the goal of the City to light every intersection in Fort Wayne, to reduce night accidents, aid in police protection, facilitate the traffic flow, and inspire community spirit and growth. Therefore, the City will place City-standard street lights at all intersections within the North I Annexation area that do not have them, within three years of the effective date of annexation. In order to expedite the installation of the street lights, residents should petition the Street Lighting Department. The City will pay the construction costs for the installation of City-standard lighting with overhead wiring at the unlit intersections where the residents desire this type of lighting.

These capital costs will be funded predominately from the General Lighting Fund. Operating costs will be paid by the City through the regular departmental budget. Any additional mid-block lighting, ornamental lighting or underground wiring must be petitioned by the residents involved per State Statute. The residents would be assessed for the cost of such installation.

In addition to constructing street lights at unlit intersections within the annexation area, the City immediately upon annexation, will purchase existing lights currently being rented from Indiana Michigan Power Company and Northeastern REMC, that are located within public right-of-ways. The energy and maintenance costs will then become the responsibility of the City of Fort Wayne. In some areas, the existing lighting is not at City Standard (incandescent and/or ornamental). These lights are not being rented from Indiana Michigan or Northeastern REMC and will be maintained by the City, but, if a replacement is needed due to damage of the fixture, they will be replaced with City standard lighting. The City will also pay energy costs for these lights.

The Street Light Engineering Department has determined that there are currently 22 existing lights within the area to be annexed. Out of this total 21 lights are being rented from the Indiana Michigan Power Company and 1 light is being rented from the Northeastern REMC Power Company. The City will purchase these lights at a cost of \$400 per light, or a total cost of \$8,800. The cost for the energy of the 28 existing lights is \$15.50 per Indiana Michigan or town and country street light, or \$419 per year and \$41.40 per Northeastern REMC street light, or \$41 per year. This gives a total energy cost for the existing lighting in the North I annexation area of \$460 per year.

There will also be an annual cost for the maintenance of each existing light within the area to be annexed of \$56 per light. This cost was derived by dividing the street lighting budget for maintenance by the number of lights currently maintained within the City. Since there are 28 existing lights within the North I annexation area, the annual staff maintenance costs will be approximately \$1,568 per year.

The North I annexation will require approximately 90 lights to be constructed at unlit intersections. Twenty-five double light poles will be installed at a cost of \$1,200 per pole, or \$30,000. Seventeen light poles with single fixtures will be installed at a cost of \$1,000 per pole, or \$17,000. Eight town and country fixtures with underground wiring will be installed at a cost of \$1,300 per light, or \$10,400. Fifteen lights will be installed on existing poles at a cost of \$500 per light, or \$7,500. Therefore, total costs for the installation of new lighting in the North I annexation area will amount to \$64,900. It is assumed that the 90 street lights will be constructed in the third year and the operating and maintenance costs will be computed as an annual operating cost from that year on. Operating costs for these lights will be \$1,395 per year and staff maintenance costs will be \$5,040 annually.

CAPITAL COST:	(the first year)	\$ 8,800
ESTIMATED ANNUAL COST:	(the first year)	\$ 2,028
CAPITAL COST:	(the third year)	\$64,900
ESTIMATED ANNUAL COST:	(the third year)	\$ 8,463

M. ANIMAL CONTROL

The Fort Wayne Department of Animal Control will provide various services to the North I annexation area immediately upon the effective date of annexation. The services this department will provide, include, but are not limited to, the sheltering of stray animals, response to animal complaints and emergencies, 24-hour service (seven days a week including holidays), canvassing for unconfined strays, trap rental, pet adoption, and a humane education program.

The department has determined that one full-time animal control officer, one part-time seasonal employee and one fully equipped vehicle will be needed to adequately serve the North I Annexation area. Service needs are based upon pet population and upon geographic service areas. The annual cost including benefits for the additional full time officer is projected to be \$32,233 and the cost for the seasonal employee is projected to be \$9,474 a year. A fully equipped vehicle will cost \$28,600. Annual costs for gasoline, for the animal control vehicle serving the annexation area, are projected to be \$172. Maintenance costs for the new vehicle are expected to be \$1,800 a year. Though the costs for the new employees and equipment needed will be substantial, it will be shared by other property owners in the area utilizing animal control services. The North I Annexation area will account for about 14 percent of the total number of households served by this new animal control crew. Therefore, the costs attributed to the North I Annexation for the new employees and equipment will amount to 14 percent of the total costs or \$5,839, for the new employees and \$4,256 for the new vehicle and its maintenance. In addition, there will be an annual cost of \$750 for additional supplies that will be needed to serve the area.

It should be noted, however, that the Fort Wayne Department of Animal Control anticipates generating income from the North I Annexation area from various sources such as the issuing of pet permits and other permits, the rental of live traps, and animal redemption. The department expects to generate annual revenues of approximately \$1,406. The revenues will partially offset the costs incurred for the additional staff persons and vehicle needed to serve the annexation area.

CAPITAL COST: \$4,256  
ESTIMATED ANNUAL COST: \$6,761

N. NEIGHBORHOOD CODE ENFORCEMENT

The Department of Neighborhood Code Enforcement will provide enforcement of the Minimum Housing Code, Section 8 for the Fort Wayne Housing Authority, and the Abandoned Vehicle, Weed and Zoning Ordinances within the North I Annexation area.

It has been determined that the department will respond to approximately 50 cases a year in the proposed annexation area. Based upon an hourly rate of \$12.61, it is estimated it will cost the department \$2,421 annually to provide the North I Annexation area enforcement services.

CAPITAL COST: \$ 0  
ESTIMATED ANNUAL COST: \$2,421



O. ADMINISTRATIVE SERVICES

All administrative functions of the City will be available to the North I annexation area residents immediately upon the effective date of annexation. These services include, but are not limited to, the Law Department, the City Plan Commission, the Mayor's Office, the Board of Works, the Metropolitan Human Relations Commission, the City Clerk's Office, the Citizen's Advocate Office, etc. General administration includes all of the regulatory and program functions for the various City departments. When the area is annexed, City departments will be notified and will expand their jurisdictional areas accordingly.

The costs of these services cannot be directly related to the size and population of an area. Consequently, this plan does not include cost estimates. However, expansion of administrative functions is possible. Funding comes from a variety of sources, including the General Fund, the State and Federal Government.

CAPITAL COST: \$0  
ESTIMATED ANNUAL COST: \$0

## SECTION FIVE

### PLAN FOR HIRING GOVERNMENTAL EMPLOYEES DISPLACED BY ANNEXATION

It is not anticipated that, due to the annexation of the North I area, any governmental employees will be eliminated from other governmental agencies. However, if any government employee is displaced as a result of this annexation and makes application with the City of Fort Wayne for employment within thirty days after displacement, such employee will be treated as if the employee were a City employee on "lay-off" status for purposes of hiring for any vacant position similar to the government position from which the individual was displaced.

## SECTION SIX

### FINANCIAL SUMMARY AND RECOMMENDATION

The purpose of this section is to project the revenues and expenditures of the proposed North I Annexation area. This section will also provide a five year summary for the years 2001 to 2005 of the expenditures compared with the revenues.

#### A. REVENUES

Property taxes are the main source of revenue to be received from the North I Annexation area. Property taxes are computed from the gross amount of assessed valuation in the area which can be obtained from the office of the Washington Township Assessor. The formula for computing tax revenue is shown in Table 3.

TABLE 3  
TAX REVENUE FORMULA

$$\frac{V-E}{100} (T) = TR$$

WHERE: V = Assessed Valuation  
E = Home Mortgage Exemption (\$1,000)  
T = City Tax Rate  
TR = Tax Return

The total assessed valuation of the North I Annexation area is \$29,014,110. The home mortgage exemption is deducted from the total. There are approximately 990 residential structures in the proposed annexation area. Assuming that each one is eligible for a home mortgage exemption of \$1,000, the total taxable assessed valuation becomes 28,024,110. Property tax for 1992 can then be determined by applying the City tax rate to this figure (See Table 4) giving a total property tax revenue of \$907,813. Using a 4.0 percent annual rate of inflation, the property tax revenue for 2002, the first year taxes would be due in the North I Annexation area, would be \$1,343,785. A portion of this revenue would be supplied from the State Property Tax Relief Fund.

The North I annexation will also enable the City to receive additional money from the Motor Vehicle Highway (MVH) and from the Local Arterial Roads and Streets Fund (LARS). These funds are allocated based on street miles. In 1991, the City received \$5,073 per street mile in MVH Funds and \$2,034 per street mile from LARS Funds. This annexation will add 24.23 miles to the City's street system. Therefore, the City will receive an additional \$122,919

from MVH Funds and an additional \$49,284 from the LARS Funds. These funds will be received yearly beginning one year after the effective date of annexation.

The following table shows the area's Taxing District Rate.

TABLE 4  
TAXING DISTRICT RATE

Corporation General	\$ 1.4990
Corporation Debt Service	0.3465
Firemen Pension	0.1421
Police Pension	0.1170
Sanitary Officers Pension	0.0139
Fire	0.7395
Park General	0.3673
Redevelopment General	<u>0.0141</u>
	\$ 3.2394

In addition to property taxes and highway funds, the City receives revenues from the Community Development Block Grant, the Cigarette Tax, County Option Income Tax, and the Alcoholic Beverage Tax. Some of these funds are based in part on the City's population. Since population is only one element of a very complex distribution formula, the direct contribution of the North I Annexation cannot be calculated. Still, most of these funds will increase with city population increases.

#### B. EXPENDITURES

Expenditures which were reported in the section on Municipal Services are summarized in Table 5. Capital costs are one time expenditures, while operating costs are continuing expenses. Since the needs of the annexation area must be treated equally with the needs of other similar areas in Fort Wayne, all capital improvement projects must follow routine city procedures which often require petitioning.

On the following page Table 5 details the costs that will be incurred by each department upon the annexation of the North I Annexation area. These costs do not reflect the inflation factor used to calculate the five year revenue summary shown in Table 6.

**TABLE 5  
EXPENDITURES**

<u>DEPARTMENTS</u>	<u>CAPITAL COSTS</u>	<u>OPERATING COSTS</u>
Police Department	\$ 24,000	\$ 246,499
Fire Department	0	272,500
EMS	0	0
Solid Waste Disposal	0	0
Traffic Control	1,272	3,384
Streets	166,000	127,935
Parks	0	10,499
Water	0	0
Fire Hydrants	0	36,950
Sanitary Sewers	0	0
Storm Sewer	0	0
Street Lighting	73,700	8,463
Animal Control	4,256	6,761
Neighborhood Code Enforcement	0	2,421
Administrative Functions	0	0
	\$ 269,228	\$ 715,412
<b>TOTALS</b>		

**C. FIVE YEAR SUMMARY**

The Five Year Summary shows the projected expenditures compared with the tax revenues expected in the North I Annexation area for the first five years after it is incorporated into the City of Fort Wayne.

The summary includes a 4.0 percent inflation factor for municipal expenditures, and a 4.0 percent increase factor for City property tax revenues. These inflation factors have been derived through calculating the average expenditures and revenues over the past several years, and are from the City of Fort Wayne Controller.

Property tax revenue from the annexation area will not be collected until 2002. Assuming the area is annexed in January of 2001, assessment will not occur until March of 2001, with revenues being collected in 2002. Since revenues are not collected for one year after the effective date of annexation, the City will experience a loss of \$1,094,974 in 2001. On the following page, Table 6 details the revenues minus the expenses for the North I Annexation over the next five year period.



**TABLE 6**  
**REVENUES MINUS EXPENSES**

YEAR	EXPENDITURES	PROPERTY TAX REVENUE	MVH & LARS	BALANCE
2001	\$1,094,974			-\$1,094,974
2002	1,086,077	\$1,343,785	172,203	+429,911
2003	1,233,719	1,397,536	172,203	+336,020
2004	1,176,896	1,453,438	172,203	+448,745
2005	<u>1,221,709</u>	<u>1,511,575</u>	<u>172,203</u>	<u>+462,069</u>
Totals	\$5,813,375	\$5,706,334	\$688,812	+581,771

**D. RECOMMENDATION**

This Fiscal Plan, which meets the State Law requirements that a fiscal plan be prepared, shows that the North I Annexation is in accordance with the applicable state statutes. Therefore, it is recommended that after passage of the annexation ordinance and its approval by the Mayor, this area should be annexed by the City of Fort Wayne on January 1, 2001.



**DIGEST SHEET**

**TITLE OF ORDINANCE** ANNEXATION RESOLUTION

**DEPARTMENT REQUESTING ORDINANCE** COMMUNITY AND ECONOMIC DEVELOPMENT

**SYNOPSIS OF ORDINANCE** FISCAL PLAN FOR NORTH I ANNEXATION IS  
APPROVED AS PROVIDED BY STATE LAW.

*Q-93-0216*

**EFFECT OF PASSAGE** FISCAL PLAN IS APPROVED.

**EFFECT OF NON-PASSAGE** FISCAL PLAN IS NOT APPROVED.

**MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)** \_\_\_\_\_

SEE FISCAL PLAN.

**ASSIGNED TO COMMITTEE (PRESIDENT)** \_\_\_\_\_

BILL NO. R-93-02-16

REPORT OF THE COMMITTEE ON  
REGULATIONS

DAVID C. LONG & REBECCA J. RAVINE - CO-CHAIRPERSONS  
LUNSEY, SCHMIDT

WE, YOUR COMMITTEE ON REGULATIONS TO WHOM WAS

REFERRED AN (~~ORDINANCE~~) (RESOLUTION) of the Common Council  
setting forth the policy of the City in regard to the North  
I Annexation

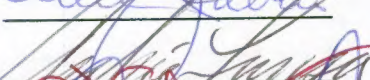
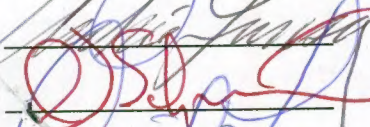
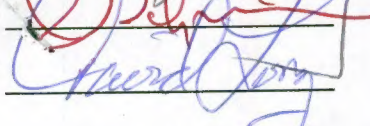
HAVE HAD SAID (~~ORDINANCE~~) (RESOLUTION) UNDER CONSIDERATION  
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID  
(~~ORDINANCE~~) (RESOLUTION) \_\_\_\_\_

DO PASS

DO NOT PASS

ABSTAIN

NO REC

	_____	_____	_____
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DATED: 3-9-93

Sandra E. Kennedy  
City Clerk